

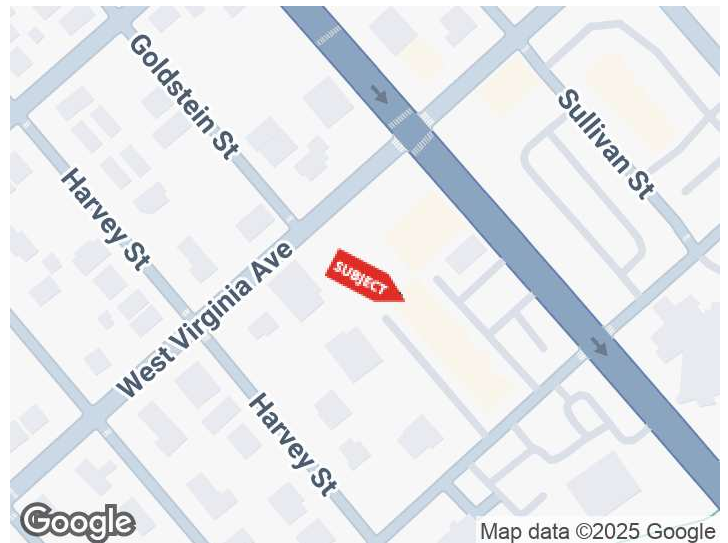


425 CROSS ST # 13

PUNTA GORDA, FLORIDA 33950

PROPERTY HIGHLIGHTS

- 866 SF available
- 2 private offices
- Reception area
- En suite restroom
- Ample parking on-site
- Prime location in Downtown Punta Gorda off Tamiami Trail



DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	146	776	2,131
Total Population	294	1,580	4,263
Average HH Income	\$94,051	\$82,059	\$79,387

For More Information

GEOFFREY PAUL

Commercial Specialist

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PUNTA GORDA, FL 33950



OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	866 SF
Number of Units:	49
Year Built:	1989
Zoning:	CC

PROPERTY OVERVIEW

American Property Group of Sarasota, Inc. presents 425 Cross St, Punta Gorda, FL 33950

Property Type: Office/Retail
Property Size: 866 SF

Located in the heart of Downtown Punta Gorda directly off Tamiami Trail (Cross St), this versatile office space offers excellent visibility, convenient access, and plenty of parking for both clients and employees. The layout is well-suited for a professional office, medical use, or retail services.

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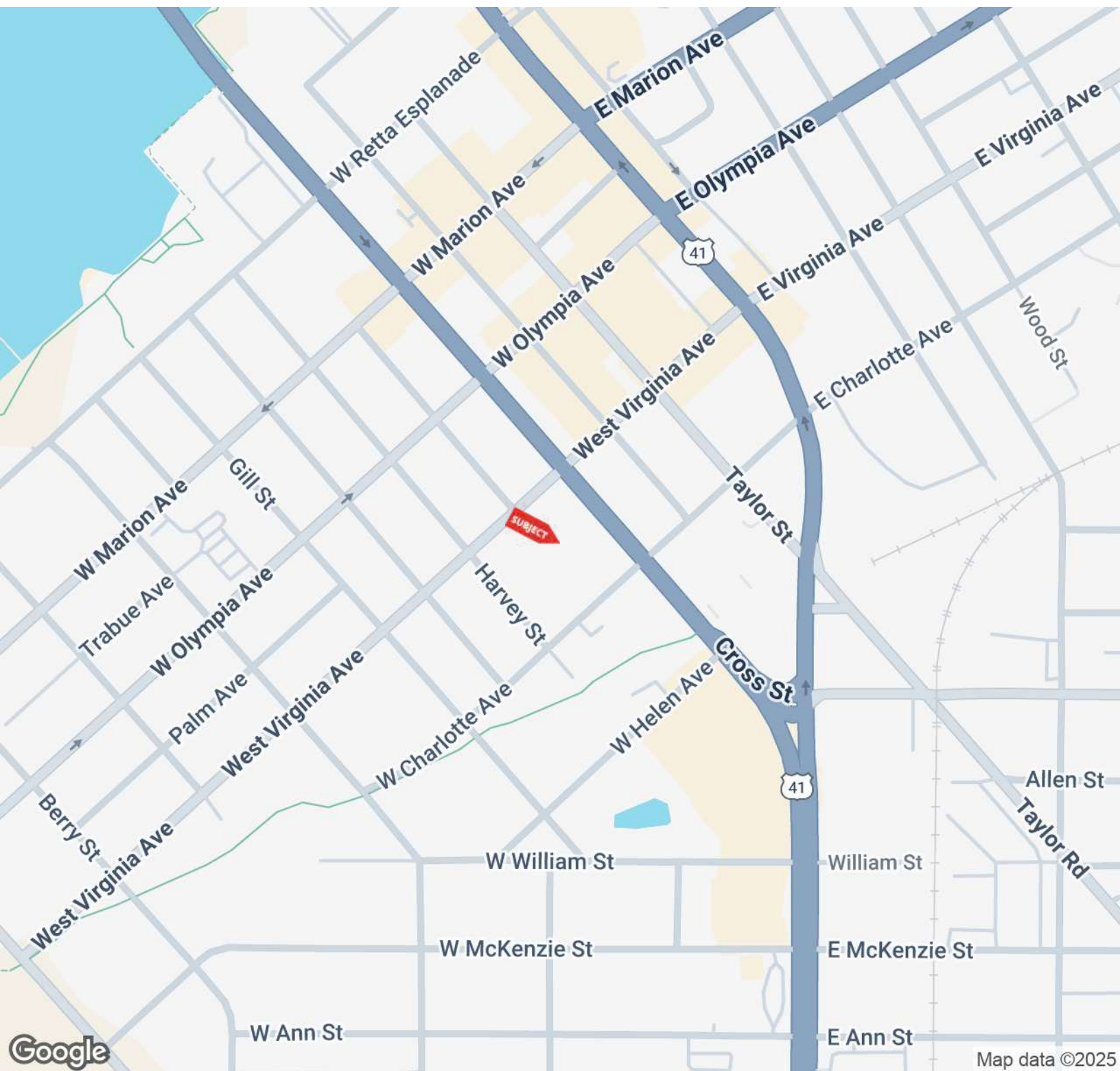
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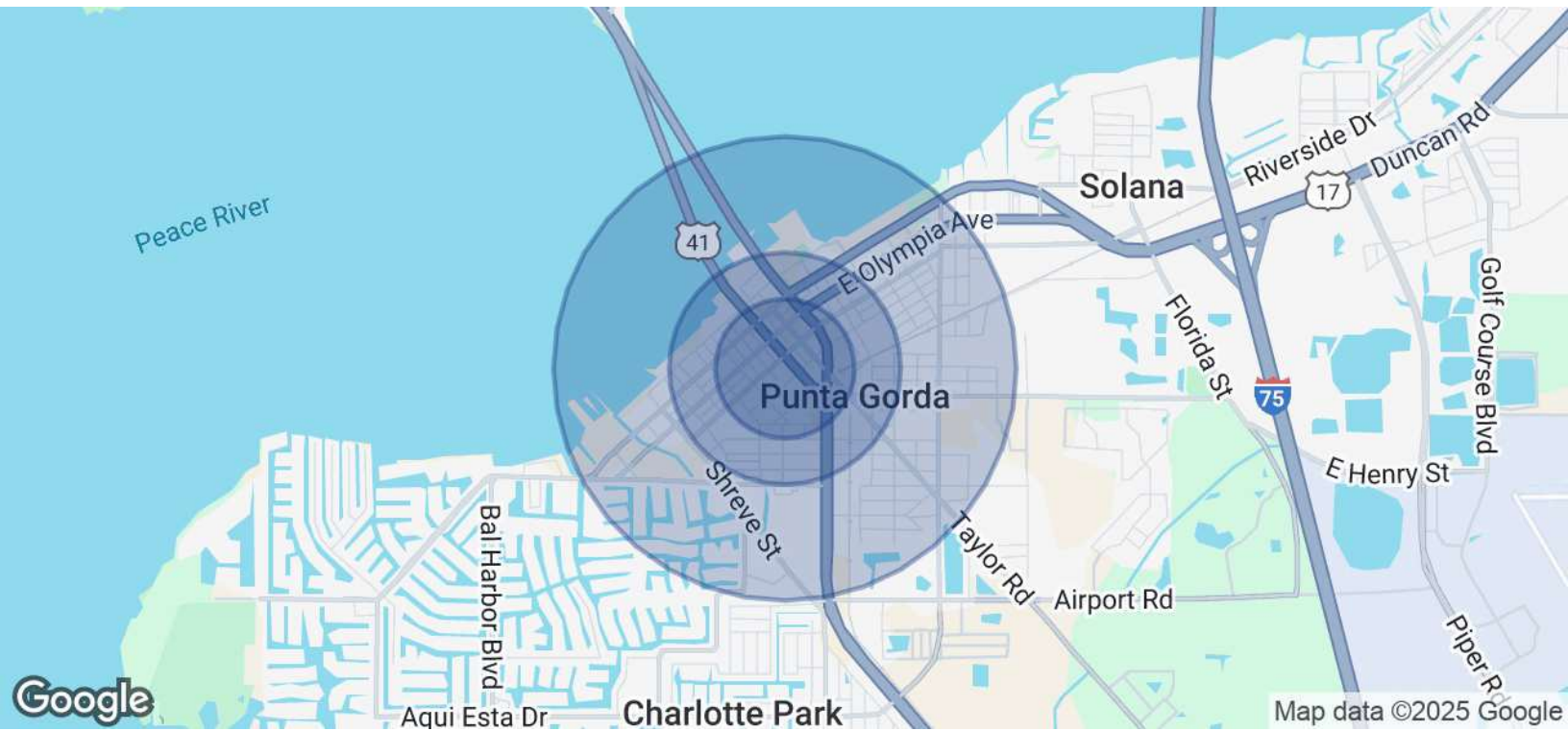


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	294	1,580	4,263
Average Age	58	55	56
Average Age (Male)	56	53	55
Average Age (Female)	60	56	56

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	146	776	2,131
# of Persons per HH	2	2	2
Average HH Income	\$94,051	\$82,059	\$79,387
Average House Value	\$556,111	\$474,721	\$423,917

Demographics data derived from AlphaMap

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